



City of Seattle

Gregory J Nickels, Mayor

**Department of Planning and Development**

Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF THE  
DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2407523  
**Applicant Name:** Brad Miller, Miller Hayashi Architects  
**Address of Project:** 2300 – 26<sup>th</sup> Ave S

**SUMMARY OF PROPOSED ACTION**

Master Use Permit for replacement of existing above-ground 1,300-gallon storage tank with a 6,000-gallon storage tank accessory to a food processing/light manufacturing plant (Pepsi).

The following approval is required:

**SEPA Environmental Determination**  
(Chapter 25.05, Seattle Municipal Code)

**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,  
or involving another agency with jurisdiction.

**DISCUSSION**

Public notice was published on November 25, 2004. The required public comment period ended on December 8, 2004. No comment letters were received.

The Department of Planning and Development has analyzed the environmental checklist dated October 13, 2004; reviewed the project plans and additional information in the file. A site visit was also conducted. As indicated in the checklist, this action will result in adverse impacts to the

environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will generally provide sufficient mitigation. The Seattle Fire Department has provided conditions of approval to ensure that the removal, installation and operation of the tanks are done according to appropriate Department standards. Additional requirements will be imposed to comply with Seattle Building Code requirements, as the project includes both approval of the Environmental Review and the building permit. No zoning or land use conditions of approval are imposed.

### **DECISION**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C) including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C)

### **CONDITIONS**

None.

Signature: \_\_\_\_\_ (signature on file) Date: January 6, 2005  
Michael L Jenkins, Senior Land Use Planner  
Department of Planning and Development

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